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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,063,500 / 1,063,500
USE VALUE: 1,063,500 / 1,063,500
ASSESSED: 1,063,500 / 1,063,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		MEDFORD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NORRIS PATRICIA B/ TTEE	
Owner 2: PATRICIA B NORRIS TRUST	
Owner 3: NORRIS SUSAN D & SCHRAUTH ANTHONY	
Street 1: 104 MEDFORD ST APT 2	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	
Owner 1: NORRIS PATRICIA B -	
Owner 2: SCHRAUTH ANTHONY J -	
Street 1: 104 MEDFORD ST APT 2	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, Assesed Exterior and 3183 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:			Exempt			
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4716		Sq. Ft.	Site		0	80.	1.07	1			Med. Tr	-10					404,267						404,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4716.000	653,200	6,000	404,300	1,063,500		32468
							GIS Ref
							GIS Ref
							Insp Date
							12/04/18

Total Card / Total Parcel

1,063,500 / 1,063,500

!3888!

USER DEFINED

Prior Id # 1:	32468
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/10/2020
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	23:44:42
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	653,200	6,000	4,716.	404,300	1,063,500		Year end	12/23/2021
2021	104	FV	623,200	6,000	4,716.	404,300	1,033,500		Year End Roll	12/10/2020
2020	104	FV	623,600	6,000	4,716.	404,300	1,033,900		Year End Roll	12/18/2019
2019	104	FV	459,000	6,000	4,716.	429,500	894,500	894,500	Year End Roll	1/3/2019
2018	104	FV	459,000	6,000	4,716.	313,300	778,300	778,300	Year End Roll	12/20/2017
2017	104	FV	430,300	6,000	4,716.	272,900	709,200	709,200	Year End Roll	1/3/2017
2016	104	FV	430,300	6,000	4,716.	232,500	668,800	668,800	Year End	1/4/2016
2015	104	FV	383,000	6,000	4,716.	227,400	616,400	616,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORRIS PATRICIA	78300-537	1	7/22/2021	Convenience		1	No	No	Patricia Norris put her interest into a trust
CARUSONE KATHLE	69321-472		5/23/2017	Mult Lots	1,140,000	No	No		Patricia Norris 98%
MARCHANT FREDER	40241-24		7/31/2003	Portion-Asst	711,000	No	No		
	PR281-206		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2021	54	Solar Pa	35,391	C				
2/1/2018	115	Redo Kit	50,000	C				
12/18/2014	1725	Manual	2,038					Air sealing and in
10/27/2010	2204	Porch	11,500					
11/12/2008	1374	New Wind	14,980					
7/29/2004	673	Redo Kit	62,000	C	G6	GR FY06	3 NEW WNDWS & POCK	

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
1/30/2018	SQ Returned	MM	Mary M
5/5/2009	Measured	189	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
10/9/2003	MLS	HC	Helen Chinal
4/17/2000	Inspected	264	PATRIOT
3/8/2000	Measured	263	PATRIOT
8/18/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

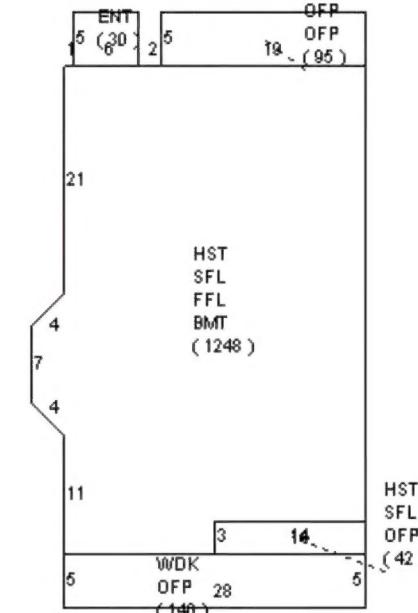
Type:	13 - Multi-Garden	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	2	Total: 2
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	5 - Asbestos	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

RESIDENTIAL GRID											
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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1911
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	0.97987747
Const Adj.:	0.95940399
Adj \$ / SQ:	169.218
Other Features:	117500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	802419
Depreciation:	149250
Depreciated Total:	653169
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Before Depr:	186.14
Special Features:	0
Val/Su Net:	131.35
Final Total:	653200
Val/Su SzAd:	205.22

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1911	21.25	T	30	104			6,000			6,000

PARCEL ID

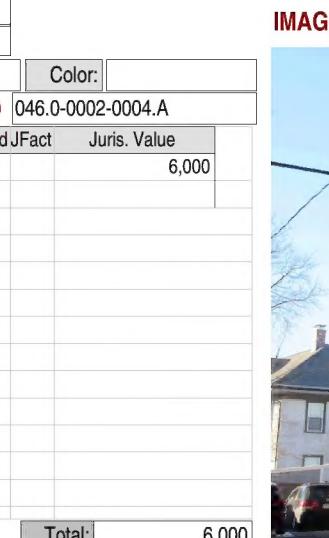
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More: N

Total Yard Items: 6,000

Total Special Features:

Total: 6,000

SKETCH**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	1,290	169.220	218,291						
BMT	Basement	1,248	50.770	63,355						
FFL	First Floor	1,248	169.220	211,184						
HST	Half Story	645	169.220	109,145						
OPF	Open Porch	372	20.090	7,472						
WDK	Deck	140	12.610	1,765						
ENT	ENTRY	30	25.330	760						
	Net Sketched Area:	4,973	Total:	611,972						
	Size Ad	3183	Gross Area	5618	FinArea	3183				

IMAGE

AssessPro Patriot Properties, Inc